



**City of
Northampton**

Pamela Powers <ppowers@northamptonma.gov>

Bottums Rd

1 message

Carolyn Misch <cmisch@northamptonma.gov>

Fri, Feb 26, 2016 at 1:21 PM

To: Pamela Powers <ppowers@northamptonma.gov>, James Laurila <jlaurila@northamptonma.gov>

The Planning Board voted unanimously to recommend that City Council NOT approve Bottums Rd as a public street at its meeting last night (Feb 25).

The reasons were:

- 1) The "road" is a private driveway not built to subdivision standards. If accepted, it would create public street frontage that by definition would allow further lot division without further review and approval by the Planning Board.
- 2) If accepted, it creates a back-door mechanism for others to convert private driveways to public streets, and would undermine the whole premise and regulatory structure established for creating safe, adequate public streets through the City's subdivision rules and regulations established in accordance with state statutes. Private driveways are significantly narrower (1/2 to 3/4 width of a street), can have steeper grades, don't require curbing nor sidewalks, don't provide utility infrastructure or drainage in many cases and are built to serve a maximum of 3 house lots due to these parameters.
- 3) If the owners of the driveway desire the City to take over maintenance, they could themselves go through the process of creating an adequate street under the subdivision rules for the city, and then petition the City for street acceptance.
- 4) As outlined in the petition moving forward, the City would be making minor upgrades to the driveway for minimal passage that are not consistent with the City's adopted regulations for building streets. Courts have been clear that when Cities build streets, they need to be built to the same standards that the City requires of private developers in the adopted regulations regarding subdivision and creation of streets.

Please let me know if you have any other questions.

Thanks,

Carolyn Misch, AICP

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